

Minutes of the
BOUNTIFUL CITY COUNCIL
July 8, 2025 – 6:00 p.m.

Official notice of the City Council Meeting was given by posting an Agenda at City Hall and on the Bountiful City Website and the Utah Public Notice Website and by providing copies to the following newspapers of general circulation: The City Journal and Standard Examiner.

Work Session – 6:00 p.m.
City Council Chambers

Present:	Mayor	Kendalyn Harris
	Councilmembers	Kate Bradshaw, Beth Child, Richard Higginson, Cecilee Price-Huish
	City Manager	Gary Hill
	City Attorney	Brad Jeppsen
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Finance Director	Tyson Beck
	Streets Director	Charles Benson
	Chief of Police	Ed Biehler
	Police Lieutenant	Andrew Smith
	Recording Secretary	Maranda Hilton
Excused:	Councilmember	Matt Murri

Mayor Harris opened the meeting at 6:02 pm and welcomed those in attendance.

GOVERNOR COX HOUSING AFFORDABILITY DATA – MR. GARY HILL

Mr. Gary Hill presented slides from a recent meeting with Governor Cox about housing affordability. He explained that most of the data was put together by the Kem C. Gardner Policy Institute at the University of Utah and presented by an analyst from the University. He shared the Governor's strategic housing plan that aims to improve housing availability, affordability and stability.

The Council had a robust discussion about the data and the City's role in providing affordable housing, what tools they have at their disposal to help increase affordable housing in Bountiful, and their goals regarding housing for the future.

The meeting ended at 6:49 pm.

Regular Meeting – 7:00 p.m.
City Council Chambers

Present: Mayor Kendalyn Harris
Councilmembers Kate Bradshaw, Beth Child, Richard Higginson, Cecilee Price-Huish
City Manager Gary Hill
City Attorney Brad Jeppsen
City Engineer Lloyd Cheney
Planning Director Francisco Astorga
Finance Director Tyson Beck
Streets Director Charles Benson
Chief of Police Ed Biehler
Police Lieutenant Andrew Smith
Power Director Allen Johnson
Senior Planner Amber Corbridge
Recording Secretary Maranda Hilton
Excused: Councilmember Matt Murri

WELCOME, PLEDGE OF ALLEGIANCE AND THOUGHT/PRAYER

Mayor Harris called the meeting to order at 7:03 pm and welcomed those in attendance. Mr. Max Johnson led the Pledge of Allegiance and Pastor Jim, Bountiful First Baptist Church, offered a prayer.

PUBLIC COMMENT

The time for public comment began at 7:05 pm.

Ms. Sydney King (Maple Ridge Drive) said she felt the Council decision to allow an outdoor eating area on Main Street is counter-productive to their own goals of prioritizing parking on Main Street and will affect several adjacent businesses. She asked them to leave those parking spaces and suggested removing the old planter boxes to make room instead.

Dr. Ron Mortensen, Ph.D. () warned the Council that the Kem C. Gardner Institute has a bias toward unlimited housing growth and some of the biggest developers in the State are on their board. He encouraged the Council to take that bias into consideration and not be afraid to challenge the data.

Mr. John Blocker (Sandy) thanked the Council for the time they took to discuss affordable housing during the work session. He said most renters want to purchase a home, but the number being built is barely scraping the surface of what is needed. He suggested the Council consider deed restricted housing that limits who can purchase a house, allowing public servants to move into our community instead of more investors. He also suggested using density bonuses to encourage developers to build more homes.

The time for public comment ended at 7:11 pm.

COUNCIL REPORTS

Councilmember Bradshaw reported that Summerfest will take place August 8 and 9 this year.

Councilmember Higginson did not have a report.

Councilmember Price-Huish expressed thanks to the Streets Department for all of their help with the huge projects happening around town. She encouraged people to attend the farmers market on Thursdays. She reported that squirrels continue to be a problem for the Power Department. Lastly, she reported that the Bountiful City Health Coalition will be holding its first meeting next week.

Mayor Harris reported that she was able to attend the funeral services for Lt. George “Frankie” Wilson, a Bountiful servicemember whose plane was shot down over France 80 years ago and whose remains were finally recovered and brought home to be laid to rest. She said it was an amazing experience and she was thankful to honor him and to celebrate along with his descendants.

Councilmember Child reported that Bountiful Handcart Days will be on July 25 and 26 this year, and will include a concert by Roy Rivers, activities in Bountiful Park both days, and a Parade at 9 am on Saturday.

BCYC REPORT

Mr. Johnny Alley, BCYC City Manager, reported that the BCYC is eager to make an impact in the community this year. In June they held two planning meetings, volunteered at the Chalk Art Festival and volunteered at the Food Panty.

CONSIDER APPROVAL OF EXPENDITURES GREATER THAN \$1,000 PAID ON JUNE 18TH AND 25TH, 2025

Councilmember Higginson made a motion to approve the expenditures paid June 18th and 25th, 2025, and Councilmember Bradshaw seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

HONOR MAE JOHNSON FOR EARNING A TOP NATIONAL LONG JUMPER AWARD – MAYOR KENDALYN HARRIS

Mayor Harris honored Ms. Mae Johnson for her achievement as a top national high jumper.

Ms. Johnson explained that she won state for the second year in a row and then went to nationals, which was very fun. She is committed to attend BYU in the Fall and jump for them.

Mrs. Molly Johnson, Mae’s mother, added that Mae began jumping in early high school and did well, but after her senior basketball season was over, they asked if she would like to seriously pursue the high-jump, and they got her a coach. After that, she improved drastically, with her current PR at 5’11”.

Mayor Harris presented Ms. Johnson with a certificate of achievement and congratulated her on her successes.

CONSIDER APPROVAL OF A LIQUOR LICENSE FOR FAT FISH 2 LLC, LOCATED AT 595 WEST 2600 SOUTH – MR. FRANCISCO ASTORGA

Mr. Francisco Astorga explained that due to a change in ownership or management, Fat Fish 2, LLC is applying for a liquor license. They must first receive local consent and then state approval.

Councilmember Higginson made a motion to approve the license for Fat Fish 2, LLC and Councilmember Child seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

**CONSIDER APPROVAL OF A LIQUOR LICENSE FOR SMOKIN BONES LLC,
LOCATED AT 364 SOUTH 200 WEST – MR. FRANCISCO ASTORGA**

Mr. Astorga explained that this is the first time Smokin Bones LLC has applied for a liquor license. They must also receive local consent and then apply to the state before serving any alcohol.

Councilmember Bradshaw asked if this will only allow them to sell beer or other beverages also. Mr. Astorga answered that Bountiful City does not differentiate between beer and liquor, it is all under one license.

Councilmember Bradshaw made a motion to approve the liquor license for Smokin Bones LLC and Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

**CONSIDER APPROVAL OF THE FOLLOWING FOR HIDDEN GARDENS
DEVELOPMENT AT 2122 ORCHARD DRIVE – MS. AMBER CORBRIDGE**

A. FINAL SITE PLAN

**B. ORDINANCE NO. 2025-10 AMENDING THE ZONING AND DEVELOPMENT
PLANS**

Ms. Amber Corbridge explained that these plans are for a mixed-use development to be located at 2122 S. Orchard Drive. There was a small discrepancy between the setbacks shown on the plans and how it was given in the text, so the Planning Commission asked the developer to fix the error in the text from 20’ to 10’ as shown.

Councilmembers Bradshaw and Price-Huish both shared their concerns that a 10’ setback might pose safety issues due to its location on Orchard Drive, which does not have a buffer between the sidewalk and the street. Ms. Corbridge answered that the plan does have street trees against the sidewalk and provides a walkway space away from the street. The Planning Commission did not have any issues with the site plan and it meets all the requirements for clearance and visibility.

Councilmember Bradshaw made a motion to approve Ordinance 2025-10 and Councilmember Higginson seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

Councilmember Child made a motion to approve the final site plan and Councilmember Higginson seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

**CONSIDER APPROVAL OF ORDINANCE NO. 2025-11 REGARDING A LAND USE TEXT
AMENDMENT FOR THE BUILDING HEIGHT OF ACCESSORY STRUCTURES IN
SINGLE-FAMILY RESIDENTIAL ZONES – MS. AMBER CORBRIDGE**

Ms. Corbridge explained that an application was submitted for a text amendment to the land use code regarding the sidewall height and overall height of accessory structures. The application requested that both heights be increased by 5 feet; the sidewall height from 15’ to 20’ and the overall height from 20’ to 25’. The applicant reasoned that the current height restrictions make the creation of external ADU’s much more difficult. The Planning Commission reviewed the application and forwarded a positive recommendation and proposed increasing the overall height limit to 28’. The Planning Commission and staff feel that it is in the best interest of the City to promote more ADU’s and have had to deny ADU applications in the past for this very reason. As part of the proposal, the Planning Commission also recommended increasing setbacks an additional 5’ for structures that are taller than the current 15’ sidewall and 20’ overall height, to help protect the privacy of neighbors.

1 The Council discussed this topic in detail, examining how overall height is measured, how
2 Bountiful's code compares to other cities, the current options for people who are trying to build an
3 ADU within the current restrictions, how it affects on-street parking in neighborhoods, and how it
4 affects the esthetic of those accessory structures.

5 After the discussion, Council asked staff to please create a code text amendment that would
6 allow a maximum height of 25' with no sidewall height restriction, and a 5' increased setback that
7 will only apply to accessory structures with ADU units. They wish to keep the current code exactly
8 the same for accessory structures that will not have ADU units in them.

9 Councilmember Bradshaw made a motion to continue to the next item on the agenda and
10 Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers
11 Bradshaw, Child, Higginson, Murri, and Price-Huish voting "aye."
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13 **CONSIDER APPROVAL OF ORDINANCE NO. 2025-12 REGARDING A LAND USE TEXT**
14 **AMENDMENT TO THE BOUNDARY ADJUSTMENT PROCESS – MS. AMBER**
15 **CORBRIDGE**

16 Ms. Corbridge explained that in order to be compliant with Senate Bill 104, which requires
17 municipalities to specify a lot line adjustment procedure, the code needed to be amended. The
18 Planning Director and City Engineer have been designated as the land use authority for these types of
19 applications. Previously, lot line adjustments were reviewed by the City Council, but now it will be
20 an administrative item accomplished by staff.

21 Councilmember Price-Huish made a motion to approve Ordinance 2025-12 and
22 Councilmember Higginson seconded the motion. The motion passed with Councilmembers
23 Bradshaw, Child, Higginson, Murri, and Price-Huish voting "aye."
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25 **CONSIDER APPROVAL OF THE PURCHASE OF 6 POLICE VEHICLES IN THE TOTAL**
26 **AMOUNT OF \$248,373 – LT. ANDREW SMITH**

27 Lt. Andrew Smith explained that the Police Department is requesting to purchase six police
28 vehicles; one Dodge Durango for the Patrol division, three Ford F150's for supervisors in the Patrol
29 division, and two Toyota Camry's for the Detective division. The PD used state contracts for each of
30 the vehicles and will be selling off six of the current fleet vehicles.

31 Councilmember Child made a motion to approve the purchase of the vehicles and
32 Councilmember Higginson seconded the motion. The motion passed with Councilmembers
33 Bradshaw, Child, Higginson, Murri, and Price-Huish voting "aye."
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35 **CONSIDER APPROVAL OF THE PURCHASE OF 2 ONE-TON DUMP TRUCK CHASSIS**
36 **AND 2 BODIES FROM YOUNG FORD AND YOUNG COMMERCIAL & FLEET IN THE**
37 **TOTAL AMOUNT OF \$146,453 – MR. CHARLES BENSON**

38 Mr. Charles Benson explained that these dump trucks will be replacing two old maintenance
39 trucks.

40 Councilmember Bradshaw made a motion to approve the purchase of the two dump trucks
41 and Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers
42 Bradshaw, Child, Higginson, Murri, and Price-Huish voting "aye."
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CONSIDER APPROVAL OF THE PURCHASE OF 2 INTERNATIONAL HV615 TRUCKS FROM RUSH TRUCK AND 2 DUMP BODY & SNOWPLOW PACKAGES WITH WINGS FROM YOUNG COMMERCIAL & FLEET IN THE TOTAL AMOUNT OF \$654,987 – MR. CHARLES BENSON

Mr. Benson explained that these plows will be replacing two old plow trucks, and that staff secured pricing from the state bid.

Councilmember Bradshaw made a motion to approve the purchase of the two plow trucks and Councilmember Child seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

CONSIDER APPROVAL OF THE PURCHASE OF A TRUCK CHASSIS FROM RUSH TRUCK AND A GAPVAX BODY FROM OLYMPUS EQUIPMENT IN THE TOTAL AMOUNT OF \$600,114

Mr. Benson explained that this will replace a 1998 Vactor truck in the Storm Water department that has served us well for a long time. This pricing was secured on the state bid as well.

Councilmember Child asked if the Council could have a tour of the trucks sometimes. Mr. Benson said he was happy to show them the trucks anytime.

Councilmember Price-Huish made a motion to approve the purchase of the GapVax truck and Councilmember Higginson seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

CONSIDER APPROVAL OF THE PURCHASE OF 1 PETERBILT 520 CHASSIS FROM JACKSON GROUP PETERBILT AND 1 LABRIE REFUSE BODY FROM SIGNATURE EQUIPMENT IN THE TOTAL AMOUNT OF \$382,819 – MR. CHARLES BENSON

Mr. Benson explained that this vehicle is a side-loading garbage truck and will replace one of the old trucks. The Sanitation Department does a 6-year rotation of its main fleet of garbage trucks, keeping them for 2 years after that as backup trucks. He advised that the price of this vehicle is locked in for now, but he does not know how tariffs will affect prices in the near future. The truck should be delivered sometime in November or December, but it could be as late as March.

Councilmember Bradshaw made a motion to approve the purchase of the chassis from Jackson Group and the body from Signature Equipment, and Councilmember Child seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

CONSIDER APPROVAL OF THE PURCHASE OF A JOHN DEERE 724 P LOADER FROM RDO EQUIPMENT IN THE TOTAL AMOUNT OF \$390,501 – MR. CHARLES BENSON

Mr. Benson explained that this is a loader for the landfill and will replace the 2006 John Deere loader currently being used. He said that they require a smaller loader to use in the composting area, and that this one will work well for them.

Councilmember Price-Huish made a motion to approve the purchase from RDO Equipment and Councilmember Bradshaw seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

**CONSIDER APPROVAL OF THE PURCHASE OF TAPERED STEEL FOR THE NW
SUBSTATION FORM KLUTE IN THE TOTAL AMOUNT OF \$145,965 – MR. ALLEN
JOHNSON**

Mr. Allen Johnson explained that these next purchases are for the NW Substation rebuild project. This tapered steel will be used where the wires dead end. This item was put out to bid and staff recommends accepting the low bid from Klute. This item should arrive close to the end of December.

Councilmember Child made a motion to approve the purchase form Klute and Councilmember Higginson seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

**CONSIDER APPROVAL OF THE PURCHASE OF STANDARD STEEL FOR THE NW
SUBSTATION FROM KLUTE IN THE TOTAL AMOUNT OF \$40,173 – MR. ALLEN
JOHNSON**

Mr. Johnson explained that this steel is structural, where the switch and the bus and all the other connections get mounted inside to build the substation. Staff received several bids back and recommends the low bud from Klute.

Councilmember Higginson made a motion to approve the purchase from Klute and Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

ADJOURN

Councilmember Bradshaw made a motion to adjourn the meeting and Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

The meeting was adjourned at 9:03 pm.

Mayor Kendalyn Harris

City Recorder